



2008 00022544

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Recorded: 10/14/2008 03:05 PM

Affected Premises:

4 Morrow Lane, Amherst, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that

I, **ADRIAN C. FABOS**, of 290 North Pleasant Street, Amherst, Massachusetts,

in consideration of ONE AND NO/100 DOLLAR (\$1.00) paid,
and pursuant to Hampshire Probate and Family Court. Docket No. 07DO043 -DV

hereby grant to **KRISTEN L. ROEDER**, of 4 Morrow Lane, Amherst, Massachusetts,

with QUITCLAIM COVENANTS,

The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

First Parcel – Lot No. 1

The land, with buildings thereon, in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Lot No. 1 as shown on a plan of land entitled, "Owen Farm, Definitive Subdivision, Plan of Land in Amherst, Massachusetts, prepared for Barry R. and Carolyn M. Holstein" dated July 6, 2001, revised August 30, 2001, and further revised September 5, 2001. Said plan is recorded in the Hampshire County Registry of Deeds at Plan Book 190, Page 113.

Lot No. 1 is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northwesterly corner of the herein described premises, said iron pin is set in the easterly sideline of Cottage Street at land now or formerly of George R. and Rhoda A. Hawthorn; thence S. $81^{\circ} 43' 57''$ E. along land now or formerly of said Hawthorn, a distance of one hundred eighty-three and twenty-six one hundredths (183.26) feet to an iron pin to be set; thence S. $81^{\circ} 16' 43''$ E., along land now or formerly of The Town of Amherst, a distance of sixty-two and sixty-eight one hundredths (62.68) feet to an iron pin to be set; thence S. $08^{\circ} 43' 17''$ W. along Lot No. 2 as shown on said plan, a distance of one hundred two and twenty-seven one hundredths (102.27) feet to an iron pin to be set in the northerly sideline of Morrow Lane; thence N. $81^{\circ} 22' 50''$ W., a distance of twelve and forty-three one hundredths (12.43) feet to a concrete bound to be set; thence along an arc of a curve to the right, having a radius of three hundred (300) feet, a distance of ninety three and fifty-five one hundredths (93.55) feet to a concrete bound to be set; thence along the arc of a curve to the left, having a radius of two hundred sixty-five (265) feet, a distance of fifty-three and ninety-three one hundredths (53.93) feet to a concrete bound to be set; thence N. $75^{\circ} 10' 27''$ W., a distance of seventy-six and fifty-five one hundredths (76.55) feet to a concrete bound to be set; thence along the arc of a curve to the right, having a radius of twenty (20) feet, a distance of thirty-one and fifty-three one hundredths (31.53) feet to a concrete bound to be set in the easterly sideline of Cottage Street, the last five (5) courses being along the northerly sideline of Morrow Lane; thence N. $15^{\circ} 09' 10''$ E., along the easterly sideline of Cottage Street, a distance of forty-five and forty-three one hundredths (45.43) feet to the iron pin to be set at the place of beginning. Containing twenty thousand nine hundred seventy-three (20,973) square feet of land, more or less.

SUBJECT TO a Declaration of Covenants and Restrictions dated December 18, 2001 and recorded in the Hampshire County Registry of Deeds at Book 6471, Page 343.

SUBJECT TO an easement to Western Massachusetts Electric Company and Verizon New England, Inc. dated November 12, 2001, and recorded in the Hampshire County Registry of Deeds, Book 6427, Page 225.

SEE ALSO a Special Permit recorded in the Hampshire County Registry of Deeds, Book 6752, Page 302.

BEING THE SAME PREMISES conveyed in a deed from Carolyn M. Holstein and Barry R. Holstein to Adrian C. Fabos, dated December 18, 2001 and recorded with said Registry of Deeds at Book 6471, Page 343; SEE ALSO a deed from Adrian C. Fabos to Adrian C. Fabos and Kristen Roeder-Fabos, dated November 3, 2003 and recorded with said Registry of Deeds at Book 7567, Page 339.

Second Parcel – 1/12th interest in 'OPEN SPACE'

That parcel of land containing 45,356 square feet of land, more or less, and shown as "OPEN SPACE" on a plan of land entitled "'Owen Farm' Definitive Subdivision Plan of Land in Amherst, Massachusetts prepared for Barry R. and Carolyn M. Holstein", Scale 1"= 40', dated July 6, 2001, Revised August 30, 2001, Revised September 5, 2001, prepared by Harold L. Eaton & Associates, Registered Professional Land Surveyors, 235 Russell Street, Hadley, Massachusetts and recorded in the Hampshire County Registry of Deeds in Plan Book 190, Page 113.

BEING THE SAME PREMISES conveyed in a deed from Barry R. Holstein and Carolyn M. Holstein to Adrian C. Fabos and Kristen Roeder-Fabos (1/6th interest), et. al., dated June 24, 2005 and recorded with said Registry of Deeds at Book 8387, Page 272.
This conveyance creates no new boundaries.

WITNESS my hand and seal this 15 day of September, 2008.

[Signature]
Witness

[Signature]
Adrian C. Fabos

COMMONWEALTH OF MASSACHUSETTS

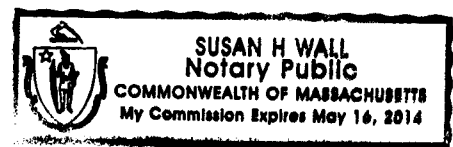
HAMPSHIRE County ss,

On this 15th day of SEPTEMBER, 2008, before me, the undersigned notary public, personally appeared Adrian C. Fabos, proved to me through satisfactory evidence of identification, which was a DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]

Notary Public

My Commission Expires May 16, 2014



ATTEST. HAMPSHIRE, [Signature], REGISTER
MARIANNE L. DONOHUE